

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**February 10, 2009**

**CALL TO ORDER:**

Charlotte Rose called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Charlotte Rose, Bill Cook, Carol Ungerer and Jody Phillips. Absent: Peter Hartshorne. A quorum was established. Also present was Mark Jackson from SCPM. Notice was posted by Peter on the bulletin board on February 2, 2009.

**APPROVAL OF MEETING MINUTES:**

Jody made a motion to accept the Minutes of the January 14, 2009 Board Meeting. Seconded by Bill, and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Carol reported that as of 2/9 there is:  
\$42,999.76 in the Operating Account  
\$6,720.50 in the Reserve Account  
A Reserve fund CD of \$10,731.93 @ 2.5% interest in Bank of America  
A Reserve fund CD of \$32,877.39 @ 3.75% interest in Colonial Bank  
Total Reserve Funds \$50, 329.82  
Total HOA Funds of \$93,329.58

Carol also reported that she has setup an automatic \$200.00 funds transfer from the Operating Fund Checking Account to the Reserve Fund Checking Account on the 15<sup>th</sup> of every month starting on March 1, 2009.

A decision on whether to move additional funds from the operating funds to a reserve funds liquid CD will be made when more of the 2009 Assessments have been received.

Bill made a motion to accept the Treasurer's Report. Jody seconded. All were in favor.

**ARC:**

Revised ARC Application form – Carol presented a revised ARC Application form from the Committee for consideration by the Board. Jody made a motion to adopt the revised ARC Application form. Bill seconded. All were in favor.

4671 Blackmore Ct. – exterior painting (same color)	Approved
4671 Blackmore Ct. – fence repair / sod replacement	Approved
1102 WOC – stain driveway (no color samples)	NOT APPROVED

Carol made a motion to accept the ARC Committee's recommendation of the ARC applications. Jody seconded. All were in favor.

1115 WOC removed an oak tree without ARC approval – This was first cited on 12/29/08. An ARC application with instructions was mailed to the owner on 1/16/09. No application has been submitted.

1102 WOC stained driveway blue without ARC approval – This was first cited on 12/9/08. An ARB application with instructions was mailed to the owner on 1/16/09. An application was submitted without color swatches and was denied by the Committee.

### **GROUND AND LAKES:**

Charlotte reported that the flowers at the front would be replaced when it warms up.

Cleaning bids for:

- Pool parking Lot

- Sidewalk all the way to the BB court

- Wood fence

Mark has received sealed bids from our handyman, Carl Guettler. Bill and Peter will also be submitting bids for consideration by the Board.

### **NEWSLETTER:**

Bill reported that he is working on the next edition of the newsletter and would like new submissions.

**POOL:** See manager's report

### **SCPM/VIOLATIONS:**

Covenant Violations Report:

Since our last meeting:

We did drives on 1/22 and 2/5/09

We closed 11 cases

Opened 8 new cases

Sent 4 second letters

We held the letters and sent them so they would not impact their holidays.

There are currently 9 cases open in the community.

Copies of the last drive reports are in your packets.

The next drive will be the 19<sup>th</sup> or 20<sup>th</sup>.

We currently have 3 owners that have not yet paid the 2008 Assessment.

One is in bankruptcy.

Two have been turned over to the Association attorney for collections and intent to lien letters have been sent.

1261 WOC paid \$315.21 on 1/21/2009. They have not paid the attorney fees or late fees or the 2009 Assessment.

1241 WOC paid the remaining half from last year and the full amount for 2009 but did not pay any

of the interest charges. The report is in your packets.

Carol made a motion to waive the \$11.28 in interest charges on her account. Bill seconded. All were in favor.

2009 Assessment Letters went out on December 10, 2008. The \$250.00 payment is due no later than February 28, 2009. There are 73 owners that have not yet paid. The report is in your packets.

I called the City at 953-6361 and the Assistant City Engineer, Keith Cunningham called me back. He was going to pull the original plans and talk to us about the possibility of changing the route of the storm drains on the north side of the community. No progress on this yet.

I talked to Mr. Cunningham following our last meeting and he was sending one of his engineers out to look at the situation.

I left him another message on this today.

Pool drain grate cover replacement – The replacement grate has been ordered from All in One Pools and should be replaced within 10 – 12 days. This will get us compliant with the Virginia Graeme Baker Pool Safety Act.

I have sent two color samples to Charlotte for the Committee to look at regarding concrete driveway stain.

**OLD BUSINESS:**

1. Community standards – The ARC Committee will attempt to get the stain color from Ms. Boggs that she has on her driveway. This stain appears to closely match the actual concrete color of the driveways and sidewalks in the community. Charlotte will contact her.

**NEW BUSINESS:**

No new business

**ADJOURNMENT:**

Bill motioned to adjourn, seconded by Carol. The meeting adjourned at 8:02 p.m.  
The next meeting date will be March 10, 2009.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary